## Attachment J06

# Fort McNair Wastewater System

## Table of Contents



## List of Tables

# J06 Fort McNair Wastewater System

## J06.1 Fort McNair Overview

Fort McNair is a U.S. Army Installation located in the southwestern portion of the District of Columbia, very convenient to the National Airport and the Pentagon. Named in honor of Lt. Gen. Lesley J. McNair, Army Ground Forces Commander who was killed in Normandy in 1944. It is currently home to the National War College, the Industrial College of the Armed Forces, and the Inter-American Defense College. Approximately 1,000 military personnel work within the Installation's ninety eight acres.

## J06.2 Wastewater System Description

The wastewater system at Fort McNair consists of gravity sewer collection system within the Fort McNair boundaries. There are no wastewater lift stations or treatment facilities within Fort McNair. All wastewater generated within Fort McNair flows by gravity to one of five connection points to the District of Columbia sewer system. Two of the connection points are at the northern installation boundary and connect to the District of Columbia 12/15 inch line along P Street. The western most connection along P Street serves approximately 10 non-family type buildings located in the northwestern section of Fort McNair. The eastern most connection serves the remaining northern non-family type buildings, the family housing along 4th Avenue, and the 10 most northern family housing units along 2nd. Two other connections to the District of Columbia system are along 2nd Street. One of these connections is only for Building 62 and the other serves family housing along 2nd Avenue and four non-family housing building. The final connection to the District of Columbia system is near the intersection of V Street and 5th Avenue. This connection serves Buildings 59 and 61.

Adequate manholes are located throughout the system to allow access to the system for maintenance. The manholes are a combination of brick and concrete with many of the steps in the manholes in bad condition. The most common type of pipe in the system is terra cotta. However, many of the service lines from the family housing units have been replaced with PVC pipe in recent years. The family housing units have cleanouts on the service lines and most of the non-family buildings also have cleanouts. There are some instances where the building roof drains are connected to the wastewater system. It has been reported that the system has adequate hydraulic capacity to serve the Installation.

The wastewater generated on Installation is from educational or family housing facilities. There are no industrial or photographic wastes generated on the Installation that is discharged to the wastewater system.

### J06.2.1 Inventory

Table 1 provides a general listing of the major wastewater system fixed assets for the Fort McNair wastewater system included in the purchase. The system will be sold in a "as is, where is" condition without any warranty, representation, or obligation on the part of Government to make any alterations, repairs, or improvements. Ancillary equipment

attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

**TABLE 1**

Fixed Inventory
Wastewater Collection System Inventory

| Item | Qty. | Unit | Year Constructed |
|---|---|---|---|
| **PVC Pipe** | | | |
| 2.5” | 30 | LF | 1985 |
| 3” | 130 | LF | 1985 |
| 4” | 1,475 | LF | 1983 |
| 5” | 190 | LF | 1986 |
| 6” | 2,185 | LF | 1986 |
| 8” | 105 | LF | 1986 |
| **TC Pipe** | | | |
| 6” | 1,570 | LF | 1954 |
| 8” | 4,385 | LF | 1953 |
| 10” | 625 | LF | 1950 |
| 12” | 1,775 | LF | 1962 |
| **DI Pipe** | | | |
| 12” | 425 | LF | 1950 |
| **CI Pipe** | | | |
| 4” | 95 | LF | 1950 |
| **Residential Services** | 40 | EA | 1940 |
| **Industrial Services** | 53 | EA | 1946 |
| **Manholes** | 70 | EA | 1958 |

### J06.2.2 Estimated Replacement Cost New (RCN)

For completing Schedule B-1, Sub-CLIN 0003AC, Normal Renewals and Replacements, the government has estimated the RCN of the Fort McNair wastewater system to be $.7 million. This value shall be used by the Offeror IAW Clause B.6.3.3.

### J06.2.3 Wastewater Collection System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and Table 3 lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

**TABLE 2**
Spare Parts
Wastewater System

| Qty | Item | Make/Model | Description | Remarks |
|---|---|---|---|---|
| Fort McNair maintains an inventory of spare parts for the wastewater collection system. Contents of the inventory vary as items are used and/or purchased. Availability of this inventory to the new owner will be negotiated before or during the transition period. | | | | |

**TABLE 3**
Specialized Equipment and Vehicles
Wastewater System

| Description | Quantity | Location | Maker |
|---|---|---|---|
| No specialized equipment or vehicles for maintenance of the Fort McNair wastewater collection system will be transferred to the new owner of the system. | | | |

### J06.2.4 Wastewater System Manuals, Drawings, and Records Inventory

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

**TABLE 4**
Manuals, Drawings, and Records
Wastewater System

| Qty | Item | Description | Remarks |
|---|---|---|---|
| Fort McNair maintains a limited collection of technical manuals, drawings, and records on the installed components of the wastewater collection system. This information will be transferred to the new owner during the transition period. System maps will be available in the bidders' library. | | | |

## J06.3 Current Service Arrangement

The Army currently conveys wastewater from Fort McNair to the District of Columbia facilities for treatment.

## J06.4 Secondary Metering

The Installation may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Clause C.3.

### J06.4.1 Existing Secondary Meters

**TABLE 5**

Existing Secondary Meters
Wastewater System

| Meter | Location |
|---|---|
| None required. | |

# J06.5 Submittals

In addition to the submittal requirements from Clause H.5, the Contractor shall provide the Government monthly submittals for:

1. Invoicing (IAW G.2) for the previous month's services. The Contractors invoice shall be prepared in a format proposed by the Contractor and accepted by the Contracting Officer.
2. Monthly Service Interruption Report for the previous month.
3. Meter Reading Report in support of internal billings, Wastewater usage management, and monitoring. No wastewater meters exist at Fort McNair.
4. System Efficiency Report. If required by Clause C.3 the Contractors shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer.

# J06.6 Infiltration and Inflow (I&I) Projects

IAW C.3, Utility Service Requirement, there have been no projects implemented by the Government for I&I reduction purposes.

# J06.7 Service Area

IAW Clause C.4, Service Area, the service area is defined as all areas within the Fort McNair boundaries.

# J06.8 Off-Installation Sites

There are no off-Installation sites associated with this scope.

# J06.9 Specific Transition Requirements

IAW Clause C.17, Transition Plan, Table 6 lists service connections and disconnections required upon transfer, and Table 7 lists the improvement projects required upon transfer of the Fort McNair Wastewater system.

**TABLE 6**
Service Connections and Disconnections
Wastewater System

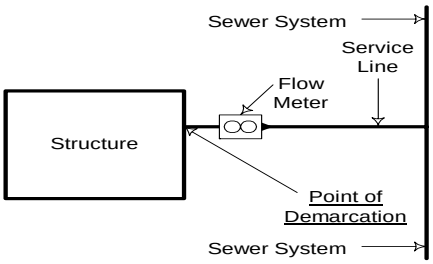
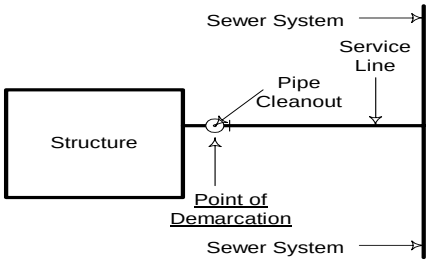
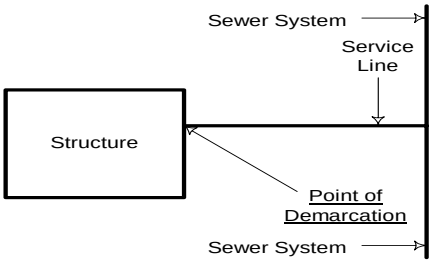
| Location | Description |
|---|---|
| None identified | |

**TABLE 7**
System Improvement Projects
Wastewater System

| Project Location | Project Description |
|---|---|
| None identified | |

# J06.10 Wastewater System Points of Demarcation

The point of demarcation is defined as the point on the wastewater collection pipe where ownership changes from the Grantee to the building owner. The table below identifies the general locations of these points with respect to the building served. During the operation and maintenance transition period, concurrence on specific demarcation points will be documented during the joint inventory of facilities.

| Point of Demarcation | Applicable Scenario | Sketch |
|---|---|---|
| Point where the service line enters the structure. | Sewer system flow meter is located on the service line entering the structure. |  |
| Point of demarcation is the cleanout device. If within 10′ of the building perimeter. | No flow meter exists and a sewer system cleanout is located within 10 feet of the building perimeter on the service line. |  |
| Point where the service line enters the structure.<br><br>*Note: A new cleanout device should be installed within 10′ of building during any stoppage or maintenance action. This will then become the new point of demarcation.* | No flow meter or cleanout exists on the service line entering the structure. |  |

### J06.10.1 Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above categories.

| Building No. | Point of Demarcation Description |
|---|---|
| None | |

### J06.10.2 Plants

| Description | Facility Number | State Coordinates | Other Information |
|---|---|---|---|
| None | | | |